



United States Department of the Interior

NATIONAL PARK SERVICE
Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Owner: John Vancheri

Agent: Michelle Quatrala

Owner: David Garetano

Tax Map #:

986.50-1.41

Application No.:

Case #27 on January 22, 2014

Zoning Authority:

Brookhaven

Community:

Fire Island Pines

Object (Yes/No): Yes

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

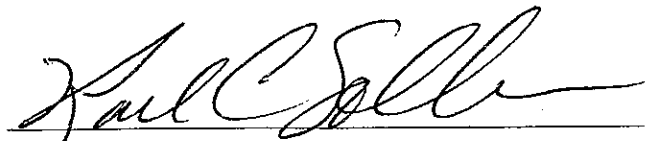
Reason for Objection: 36 CFR Part 28.12(d)

Objection Type: Exceeds 35% maximum lot occupancy

Comments:

According to our calculations, the existing lot occupancy (excluding the access walk and associated shed) is 43.5%. In 1975, the owner of the property applied for, and presumably received permits for the construction of a swimming pool. Per a 1988 survey of the property, which was submitted in 2002 for windows and door replacements, and to which the Seashore had no objection, the swimming pool was shown, and a lot occupancy of 46.2% was indicated. We are not sure why the present survey indicates a lot coverage of 34.9% prior to 2005, as our records do not bear that out. Regardless, we object to the expansion of this development over the years to the present and excessive lot occupancy, and recommend denial of the setback and fence variances for the existing development that was apparently done without permits.

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.



Superintendent
Cc: Applicant

1/8/2014

Date